

Development Application COST REPORT

CO-LIVING RESIDENTIAL DEVELOPMENT

3-5 Gilba Road, Pendle Hill, NSW 2145

Prepared For WEN Architects

TEC1092-0015

19th Nov 2024



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Contents

- 1. Executive Summary3
 - 1.1 Project Summary & Details 3
 - 1.2 Note on current market 3
 - 1.3 Documentation 3
- 2. Assumptions3
- 3. General Exclusions4
- 4. Appendix A4
 - 4.1 Cost Estimate –3-5 Gilba Road, Pendle Hill, NSW 2145 4

1. Executive Summary

TECOL has been engaged by WEN Architects to provide a development application stage cost estimate for the proposed development at 3-5 Gilba Road, Pendle Hill, NSW 2145.

1.1 Project Summary & Details

*Refer to appendix A for trade summary and a detailed breakdown of the costs.

This report should be read in conjunction with TECOL's assumptions, allowances and exclusions made to arrive at the estimated cost.

The DA is prepared in accordance with Clause 3 of the Environmental Planning and Assessment Regulation 2000.

1.2 Note on current market

Whilst the above estimate is derived from current tender pricing for projects similar in sale and nature, we do note that the current volatility and the erratic pricing levels being witnessed, do warrant consideration of a range of pricing. TECOL suggest the following range of pricing be considered.

HIGH – 10%
CURRENT – 0%
LOW – 10%

1.3 Documentation

Refer attached cost break-down in Appendix A for a list of documents used.

2. Assumptions

- Site access is unrestricted.
- Easy connection to services at or near the site boundaries
- A straightforward construction process with no significant delays or complexities
- Works to be completed in a single stage.
- Other assumptions specified in the estimate.

3. General Exclusions

- Removal or treatment of any contamination or hazardous materials
- Excavation in rock
- Blinds
- Escalation
- Contingency
- Builder's Margin
- Loose furniture and Appliances
- AV and ICT
- Insurance
- Council requirements/Council contributions/Authority fees
- Land cost
- Financial holding and interest cost
- Major Upgrade or Diversions of Existing Services
- EPA requirements
- Legal fees
- Delay costs
- Out of hours works
- Works beyond the site boundary
- Operations and maintenance cost
- Design requirements with associated charges to the BCA
- Potential labour impacts if people are sick or in isolation for extended periods
- Programme delays associated with labour and material shortages/supply chain impacts
- Closure of sites due to Coronavirus outbreaks
- Any possible delays and costs alterations due to the outcomes of COVID-19
- Other exclusions as noted in the cost plan.

4. Appendix A

4.1 Cost Estimate –3-5 Gilba Road, Pendle Hill, NSW 2145

Trade Summary

Project: WEN Architect				Details:			
Building: 3-5 Gilba Road, Pendle Hill							
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	GENERAL				0		0
	DEMOLITION & SITE PREPARATION				85,977		85,977
	EXCAVATION				347,941		347,941
	SUBSTRUCTURE				864,160		864,160
	UPPER FLOORS & COLUMNS				1,348,353		1,348,353
	STAIRCASES				75,000		75,000
	ROOF & ROOF PLUMBING				359,215		359,215
	EXTERNAL WALLS				1,549,305		1,549,305
	INTERNAL WALLS				695,780		695,780
	DOORS				262,600		262,600
	WINDOWS AND GLAZING				374,400		374,400
	WALL FINISHES				242,550		242,550
	FLOOR FINISHES				337,652		337,652
	CEILING FINISHES				324,220		324,220
	JOINERY				709,350		709,350
	FFE				151,000		151,000
	HYDRAULIC SERVICES				579,850		579,850
	MECHANICAL SERVICES				570,150		570,150
	FIRE SERVICES				265,038		265,038
	ELECTRICAL SERVICES				441,840		441,840
	CIVIL WORKS				80,000		80,000
	EXTERNAL WORKS				154,094		154,094
	LIFT SERVICES				245,000		245,000
	EXTERNAL SERVICES				400,000		400,000
	TRADE WORKS				10,463,475		10,463,475
	PRELIMINARIES - 14%				1,464,887		1,464,887
	TOTAL CONSTRUCTION COST EXCL GST				11,928,362		11,928,362
	PROFESSIONAL FEE - 2%				238,567		238,567
	BUILDER'S MARGIN (EXCLUDED)						EXCL
	AUTHORITY FEES (EXCLUDED)						EXCL
	CONTIGENCY (EXCLUDED)						EXCL
	TOTAL DEVELOPMENT COST EXCL. GST				12,166,929		12,166,929
	GST (10%)				1,216,693		1,216,693
	PROJECT COST INCL.GST				13,383,622		13,383,622

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Page 1 of 1

Trade Detail

Project: WEN Architect Building: 3-5 Gilba Road, Pendle Hill				Details:			
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
GENERAL							
	Introduction						
	This cost plan has been developed to determine the estimated project cost of the proposed works for 3-5 Gilba Road, Pendle Hill		note				
	This cost plan is based on our professional opinion and the source material listed below.		note				
	<u>Architectural documents received on 30th Oct 2024, which is prepared by WEN Architect</u>						
	Assumptions						
	Site access is unrestricted.		note				
	Easy connection to services at or near the site boundaries		note				
	A straightforward construction process with no significant delays or complexities		note				
	Works to be completed in a single stage.		note				
	Other assumptions specified in the estimate.		note				
	Assumptions as noted in the cost plan		note				
	Note on current market						
	Whilst the estimate is derived from current tender pricing for projects similar in sale and nature, we do note that the current volatility and the erratic pricing levels being witnessed, do warrant consideration of a range of pricing. TECOL suggest the following range of pricing be considered.						
	High – 10%		note				
	Current – 0%		note				
	Low – 10%		note				
	Exclusions						
	Removal or treatment of any contamination or hazardous materials		note				
	Excavation in rock		note				
	Blinds		note				
	Escalation		note				
	Contingency		note				
	Builder's Margin		note				
	Loose furniture and Appliances		note				
	AV and ICT		note				
	Insurance		note				
	Council requirements/Council contributions/Authority fees		note				

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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GENERAL

(Continued)

	Land cost		note				
	Financial holding and interest cost		note				
	Major Upgrade or Diversions of Existing Services		note				
	EPA requirements		note				
	Legal fees		note				
	Delay costs		note				
	Out of hours works		note				
	Works beyond the site boundary		note				
	Operations and maintenance cost		note				
	Design requirements with associated charges to the BCA		note				
	Potential labour impacts if people are sick or in isolation for extended periods		note				
	Programme delays associated with labour and material shortages/supply chain impacts		note				
	Closure of sites due to Coronavirus outbreaks		note				
	Any possible delays and costs alterations due to the outcomes of COVID-19		note				
	Other exclusions as noted in the cost plan.		note				

GENERAL

0

0

DEMOLITION & SITE PREPARATION

	<u>Demolition</u>						
	Allow for demolition of existing building and shelters	1	item	70,000.00	70,000		70,000
	<u>Site Preparation</u>						
	Allow to strip topsoil across site including removing shrubs, turfing etc.	1,065	m2	15.00	15,977		15,977

DEMOLITION & SITE PREPARATION

85,977

85,977

EXCAVATION

	<u>Excavation</u>						
	Allow for bulk excavation and detail excavation works for rain water tank, basement, footings, slab on ground etc.	1	item	347,941.40	347,941		347,941

EXCAVATION

347,941

347,941

SUBSTRUCTURE

	SUBSTRUCTURE						
	<u>Footings</u>						
	Allow for piling work	978	m2	250.00	244,500		244,500
	<u>Slab on Ground</u>						

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SUBSTRUCTURE

(Continued)

	Slab on ground include base course, binding layer, waterproofing and footings	978	m2	230.00	224,940		224,940
	<u>Columns</u>						
	Columns from basement to ground level	976	m2	70.00	68,320		68,320
	<u>Lift Pit</u>						
	Allow for lift pits	1	item	20,000.00	20,000		20,000
	<u>Basement Parimeter Walls</u>						
	Allow shoring walls to basement	383	m2	800.00	306,400		306,400

SUBSTRUCTURE

864,160

864,160

UPPER FLOORS & COLUMNS

	UPPER FLOORS						
	<u>Suspended Slabs</u>						
	Suspended slabs including concrete, reinforcement and formwork	3,519	m2	337.00	1,185,903		1,185,903
	COLUMNS						
	Columns from ground level to first level	658	m2	50.00	32,900		32,900
	Columns from first level to second level	710	m2	50.00	35,500		35,500
	Columns from second level to third level	708	m2	50.00	35,400		35,400
	Columns from third level to fourth level	626	m2	50.00	31,300		31,300
	Columns from fourth level to roof	547	m2	50.00	27,350		27,350

UPPER FLOORS & COLUMNS

1,348,353

1,348,353

STAIRCASES

	STAIRCASES						
	Approx. 1200mm wide internal fire stair from Basement to Ground Level	3	m/rise	5,000.00	15,000		15,000
	Approx. 1200mm wide internal fire stair from Ground Level to Level 4	12	m/rise	5,000.00	60,000		60,000

STAIRCASES

75,000

75,000

ROOF & ROOF PLUMBING

	ROOF & ROOF PLUMBING						
	Concrete Roof include waterproof	525	m2	450.00	236,453		236,453
	Assumed metal roofing include framing, insulation and waterproofing - not specified	257	m2	295.00	75,815		75,815
	Allowance for roof plumbing	782	m2	60.00	46,947		46,947

ROOF & ROOF PLUMBING

359,215

359,215

EXTERNAL WALLS

	EXTERNAL WALLS						
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Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL WALLS

(Continued)

	Approx. 200mm thick external walls include finishes	1,569	m2	345.00	541,305		541,305
	Approx. 300mm thick external walls include finishes	1,431	m2	500.00	715,500		715,500
	<u>Core Walls</u>						
	Assumed concrete core wall to lift with lining , approx. 300mm thick	246	m2	650.00	159,900		159,900
	<u>Balustrades</u>						
	Assumed 900mm high glazed balustrade to balcony	221	m	600.00	132,600		132,600

EXTERNAL WALLS

1,549,305

1,549,305

INTERNAL WALLS

	INTERNAL WALLS						
	<u>Concrete Walls</u>						
	Allow for approx. 200mm internal party walls include skirting	1,286	m2	350.00	450,100		450,100
	Allow for approx. 300mm internal concrete walls	70	m2	500.00	35,000		35,000
	<u>Partition Walls</u>						
	Allow for internal partition walls include skirting	993	m2	135.00	134,055		134,055
	Moisture resistant plasterboard to concrete walls in wet areas	323	m2	55.00	17,765		17,765
	PAINT						
	Paint to partition walls	3,924	m2	15.00	58,860		58,860

INTERNAL WALLS

695,780

695,780

DOORS

	DOORS						
	Note: All doors include hardware and finish (ie.paint)						
	External Doors						
	<u>Commercial Unit\Stairs\Bathroom</u>						
	Approx. 1000 x 2100mm high single hinged door & frame, including hardware	6	no	1,500.00	9,000		9,000
	<u>Foyer</u>						
	Approx. 1520 x 2100mm high double hinged door & frame, including hardware	1	no	2,500.00	2,500		2,500
	<u>Booster\Substation</u>						
	Approx. 1700 x 2100mm high double hinged door & frame, including hardware	2	no	2,000.00	4,000		4,000
	<u>Garage</u>						

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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DOORS (Continued)

	Approx. 5200 x 4000mm high double hinged door & frame, including hardware	1	no	25,000.00	25,000		25,000
	Internal Doors						
	<u>Bathrooms\Male & Female Toilet</u>						
	Approx. 700 x 2100mm single hinged door & frame, including hardware	4	no	1,300.00	5,200		5,200
	Approx. 800 x 2100mm single hinged door & frame, including hardware	63	no	1,300.00	81,900		81,900
	Approx. 900 x 2100mm single hinged door & frame, including hardware	8	no	1,300.00	10,400		10,400
	Approx. 1000 x 2100mm single hinged door & frame, including hardware	5	no	1,300.00	6,500		6,500
	<u>Bedrooms\Stairs</u>						
	Approx. 900 x 2100mm single hinged door & frame, including hardware	77	no	1,300.00	100,100		100,100
	Approx. 980 x 2100mm single hinged door & frame, including hardware	4	no	1,300.00	5,200		5,200
	<u>Acce. WC\Office\Laundry\Kitchen\Nappy & Storage</u>						
	Approx. 1000 x 2100mm single hinged door & frame, including hardware	6	no	1,300.00	7,800		7,800
	<u>Plant Room</u>						
	Approx. 2120 x 2100mm double hinged door & frame, including hardware	1	no	2,500.00	2,500		2,500
	Approx. 2140 x 2100mm double hinged door & frame, including hardware	1	no	2,500.00	2,500		2,500

DOORS **262,600** **262,600**

WINDOWS AND GLAZING

	WINDOWS AND GLAZING						
	<u>Sliding Window</u>						
	Total Sliding Window	289	m2	700.00	202,300		202,300
	Sliding Window - 2400 x 2700mm high	34	no				Incl
	Sliding Window - 3600 x 2700mm high	7	no				Incl
	<u>Fixed Window</u>						
	Total Fixed Window	239	m2	700.00	167,300		167,300
	Fixed Window - 2925 x 3000mm high	1	no				Incl
	Fixed Window - 6322 x 3000mm high	1	no				Incl
	Fixed Window - 10000 x 3000mm high	1	no				Incl
	Fixed Window - 15300 x 3000mm high	1	no				Incl
	Fixed Window - 1120 x 4200mm high	1	no				Incl

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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WINDOWS AND GLAZING

(Continued)

	Fixed Window - 1200 x 4200mm high	2	no				Incl
	Fixed Window - 1500 x 4200mm high	1	no				Incl
	Fixed Window - 1800 x 4200mm high	1	no				Incl
	Fixed Window - 2400 x 4200mm high	1	no				Incl
	Fixed Window - 23000 x 4200mm high	1	no				Incl
	<u>Sliding Door</u>						
	Total Sliding Door	4	m2	1,200.00	4,800		4,800
	Sliding Door - 1230 x 3000mm high	1	no				Incl

WINDOWS AND GLAZING

374,400

374,400

WALL FINISHES

	WALL FINISHES						
	<u>Paint</u>						
	Included to rate for partition walls and external walls		note				
	<u>Tiling</u>						
	Wall tile to bathroom	1,270	m2	160.00	203,200		203,200
	Splashback to kitchen and laundry - assumed 600mm high	104	m2	200.00	20,800		20,800
	Waterproofing to shower walls & splashback	371	m2	50.00	18,550		18,550

WALL FINISHES

242,550

242,550

FLOOR FINISHES

	FLOOR FINISHES						
	<u>Internal</u>						
	Allow floor finishes to Acce. WC	6	m2	150.00	951		951
	Allow floor finishes to Bathroom\Toilet	288	m2	150.00	43,200		43,200
	Allow floor finishes to Commercial Unit - Assumed cold shell - no finishes required	191	m2				Excl
	Allow floor finishes to Commercial Open Space	99	m2	80.00	7,935		7,935
	Allow floor finishes to Communal Room	170	m2	80.00	13,611		13,611
	Allow floor finishes to COT Bottle Nappy & Storage	17	m2	80.00	1,336		1,336
	Allow floor finishes to Double Room	1,351	m2	80.00	108,080		108,080
	Allow floor finishes to Entry Reception	25	m2	80.00	2,033		2,033
	Allow floor finishes to Foyer	12	m2	80.00	930		930
	Allow floor finishes to Hallway	309	m2	80.00	24,694		24,694
	Allow floor finishes to Kitchen	12	m2	150.00	1,868		1,868
	Allow floor finishes to Laundry	6	m2	150.00	866		866

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FLOOR FINISHES

(Continued)

	Allow floor finishes to Office	7	m2	80.00	542		542
	Allow floor finishes to Parking Space	895	m2	15.00	13,424		13,424
	Allow floor finishes to Play Area	112	m2	120.00	13,420		13,420
	<u>External</u>						
	Allow floor finishes to Balcony	176	m2	165.00	29,047		29,047
	Allow floor finishes to Commercial Bin Area	20	m2	160.00	3,168		3,168
	Allow floor finishes to Communal Open Space	128	m2	160.00	20,470		20,470
	Allow floor finishes to Walkway	93	m2	150.00	14,000		14,000
	<u>Waterproofing</u>						
	Waterproofing to tiled floors	476	m2	80.00	38,080		38,080

FLOOR FINISHES

337,652

337,652

CEILING FINISHES

	Ceiling						
	Suspended plasterboard ceiling generally	2,355	m2	85.00	200,175		200,175
	Moisture resistant plasterboard ceiling	288	m2	90.00	25,920		25,920
	Paint to above	2,643	m2	15.00	39,645		39,645
	Finishes to concrete soffit						
	Assumed render finishes to balcony concrete soffit	177	m2	40.00	7,080		7,080
	Allow for timber ceiling to awning area	257	m2	200.00	51,400		51,400

CEILING FINISHES

324,220

324,220

JOINERY

	JOINERY						
	Kitchen cupboard	171	m	2,600.00	444,600		444,600
	Built-in wardrobe	168	m	1,550.00	260,400		260,400
	Laundry bench	3	m	1,450.00	4,350		4,350

JOINERY

709,350

709,350

FFE

	FITMENTS, FITTINGS AND FIXTURES						
	<u>Fitments</u>						
	Blinds	1	item				EXCL
	<u>Loose furniture and equipment</u>						
	It is assumed that all loose furniture and equipment are excluded		note				EXCL
	<u>Bathroom fitments</u>						
	Allow for shower screens, towel rail, hand towel rail, toilet roll holder, robe hook, mirror to bathroom	77	set	1,500.00	115,500		115,500

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FFE

(Continued)

	<u>Carpark fitments</u>						
	Allow for wheel stops	1	item	5,000.00	5,000		5,000
	Allow for bollards	1	item	3,000.00	3,000		3,000
	Allow for signage and linemarking	1	item	5,000.00	5,000		5,000
	Allow for bike rack	1	item	2,500.00	2,500		2,500
	<u>Sigange</u>						
	Allow for internal and external signage	1	item	20,000.00	20,000		20,000

FFE

151,000

151,000

HYDRAULIC SERVICES

	Hydraulic Fittings						
	WC suites	80	no	800.00	64,000		64,000
	Vanity Basins & mixer	75	no	400.00	30,000		30,000
	Shower rose & mixer	74	no	800.00	59,200		59,200
	Kitchen double bowl sinks & mixer	74	no	650.00	48,100		48,100
	Tap to kitchen sinks & mixer	74	no	350.00	25,900		25,900
	Tap to dishwasher point	74	no	100.00	7,400		7,400
	Floor drain/waste	80	no	50.00	4,000		4,000
	Balcony floor waste	41	no	50.00	2,050		2,050
	<u>Reticulation to above</u>						
	Provision for labour to install fixtures, plumbing reticulation (water supply pipes, waste pipes, soil and vent pipework), hot water supply	1	item	339,200.00	339,200		339,200

HYDRAULIC SERVICES

579,850

579,850

MECHANICAL SERVICES

	MECHANICAL SERVICES						
	Allow for Bathroom exhaust	77	no	1,500	115,500		115,500
	Allow for Kitchen exhaust	75	no	1,500	112,500		112,500
	BWIC (5%)						
	Allow for air-conditioning to habitable areas	2,281	m2	150.00	342,150		342,150

MECHANICAL SERVICES

570,150

570,150

FIRE SERVICES

	FIRE SERVICES						
	Allowance for fire services to Basement	1	item	103,661.30	103,661		103,661
	Allowance for Fire service to commercial and hresidential areas	1	item	148,756.20	148,756		148,756
	BWIC (5%)	1	item	12,620.88	12,621		12,621

FIRE SERVICES

265,038

265,038

Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ELECTRICAL SERVICES

	ELECTRICAL SERVICES						
	Power, lighting, communications, MAV - enclosed area	2,480	m2	150.00	372,000		372,000
	Electrical Services to Basement	976	m2	50.00	48,800		48,800
	BWIC (5%)	1	item	21,040.00	21,040		21,040

ELECTRICAL SERVICES

441,840

441,840

CIVIL WORKS

	<u>Erosion and Sediment Control</u>						
	Allow for silt fence, Silt fence, temporary hay bales/sandbags and temporary construction vehicle exit	1	item	10,000.00	10,000		10,000
	<u>Site Stormwater Drainage</u>						
	Allow for site stormwater drainage	1	item	70,000.00	70,000		70,000
	No allowance for OSD tank						Excl

CIVIL WORKS

80,000

80,000

EXTERNAL WORKS

	LANDSCAPING						
	Allow for landscaping to Ground Level as per drawing DA-100	286	m2	150.00	42,840		42,840
	<u>Stairs</u>						
	Approx. 1600mm wide external stairs	1	item	5,000.00	5,000		5,000
	EXTERNAL PAVEMENT						
	Driveway to parking space	121	m2	250.00	30,130		30,130
	External concrete pavement	113	m2	200.00	22,624		22,624
	MAIL BOXES						
	Allow for mail box units	74	units	250.00	18,500		18,500
	PLAYGROUND						
	Allow for play equipment to playground	1	item	35,000.00	35,000		35,000

EXTERNAL WORKS

154,094

154,094

LIFT SERVICES

	Lift Services						
	Allow for passenger lift serving 2 floors (basement to ground level)	1	no	65,000.00	65,000		65,000
	Allow for passenger lift serving 6 floors (basement to level 4)	1	no	180,000.00	180,000		180,000

LIFT SERVICES

245,000

245,000

EXTERNAL SERVICES

	EXTERNAL SERVICES						
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Trade Detail

Project: WEN Architect	Details:
Building: 3-5 Gilba Road, Pendle Hill	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL SERVICES						<i>(Continued)</i>	
	Allow for electrical services including substation, external lighting etc	1	item	300,000.00	300,000		300,000
	Allow for external services connection	1	item	100,000.00	100,000		100,000
EXTERNAL SERVICES					400,000		400,000